

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** October 12, 2017

**Applicant:** Inma Fernandez, Four Square Design Studio, for Kyoko Campbell, owner

**Property:** 626 Highland St, Lot 8, Block 29, Woodland Heights Subdivision. The property includes a historic 1,200 square foot, one-story wood frame single-family residence with an attached two-story garage, situated on a 5,000 square foot (50' x 100') corner lot.

**Significance:** Contributing Bungalow residence, constructed circa 1924, located in the Woodland Heights Historic District.

The residence has a 130 square foot one-story addition (ca. 1993) that connects the historic structure to the 1,200 square foot two-story garage.

**Proposal:** Alteration – Addition

The historic 1,200 square foot one-story residence is connected to a 1,300 square foot two-story garage via 126 square foot hyphen constructed ca. 1993. The proposed 67 square foot one-story addition will be constructed at the rear of the historic residence and side of the hyphen, and will be inset 5'. The addition will have:

- 24" finished floor height to match existing.
- 117 wood siding/ 1/1 wood windows.
- A shed roof with 2/12 pitch.

The applicant also proposes to:

- Alter the fenestration pattern on the second level of the side and rear elevations of the two-story garage. See drawings on p. 6-8.
- Remove a set of French doors from the ca. 1993 addition and install one pedestrian door with sidelites. See drawings on p. 6.

See enclosed detailed project description on p. 4-13 and application materials for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.  |



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



CURRENT PHOTO





**NORTH ELEVATION – FRONT FACING HIGHLAND**

EXISTING

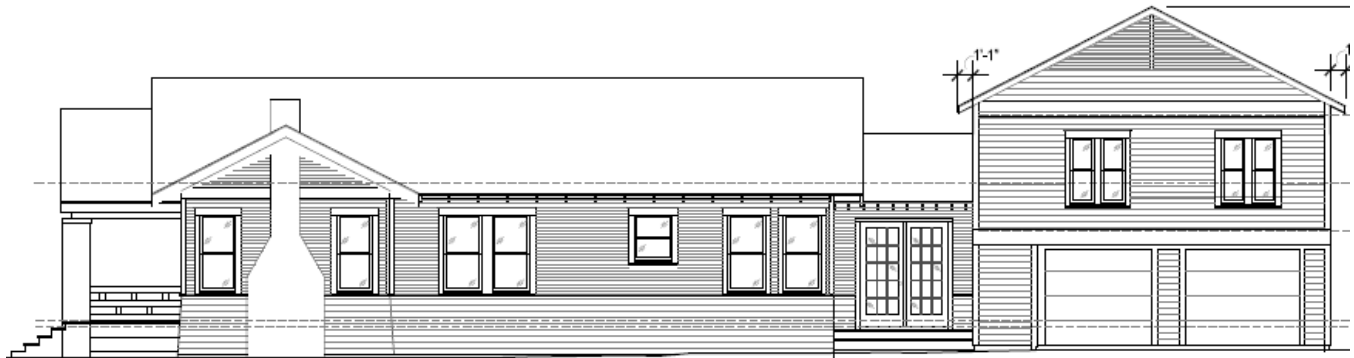


PROPOSED (NO CHANGE)

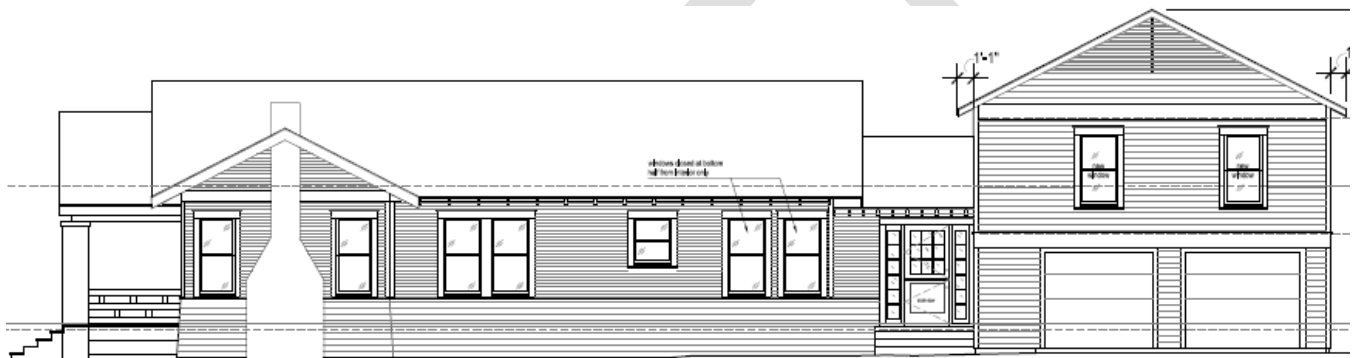


WEST ELEVATION – SIDE FACING REAGAN

EXISTING

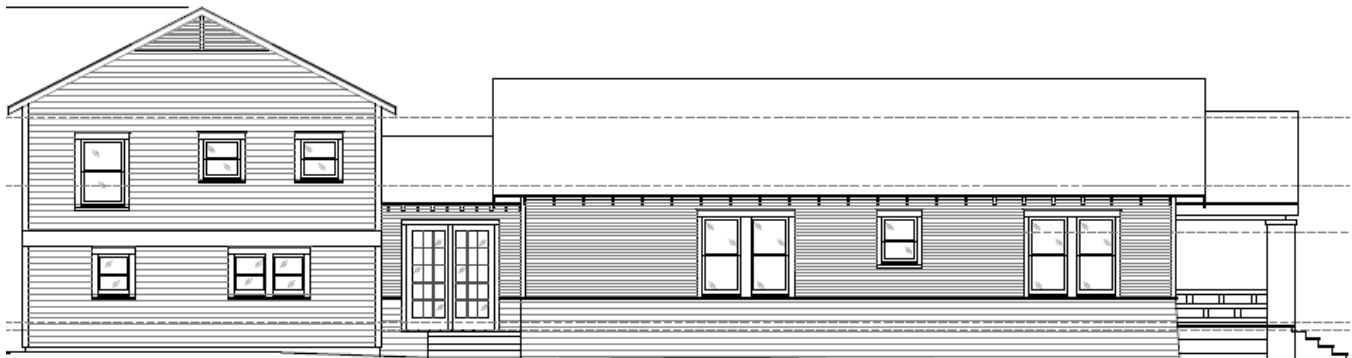


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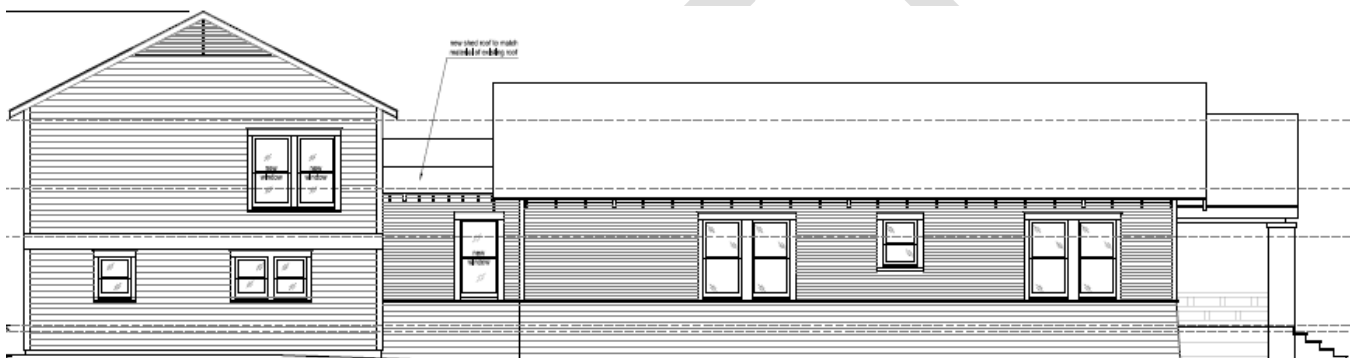


**EAST SIDE ELEVATION**

EXISTING

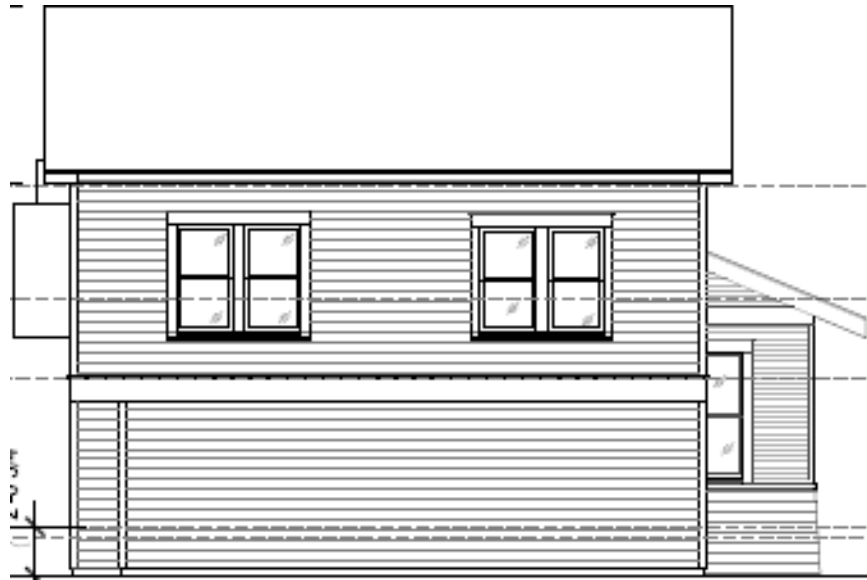


PROPOSED

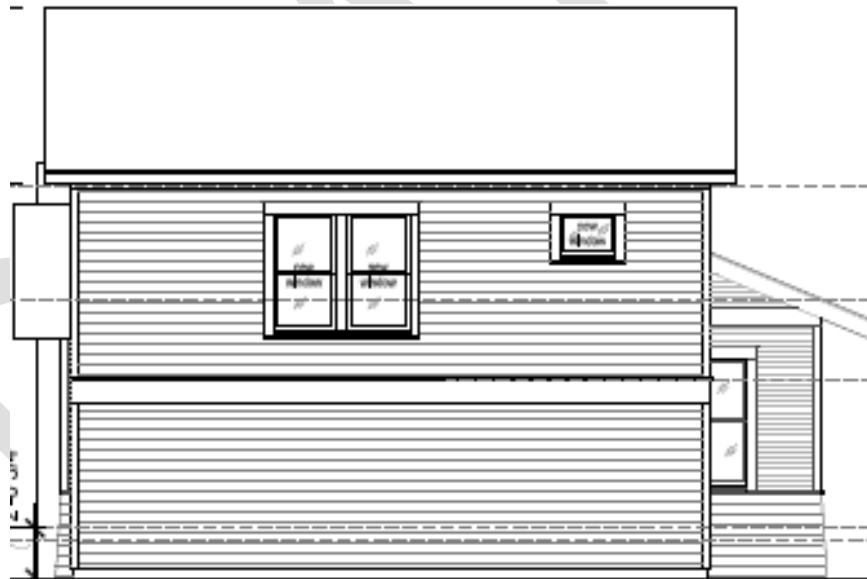


**SOUTH (REAR) ELEVATION**

EXISTING



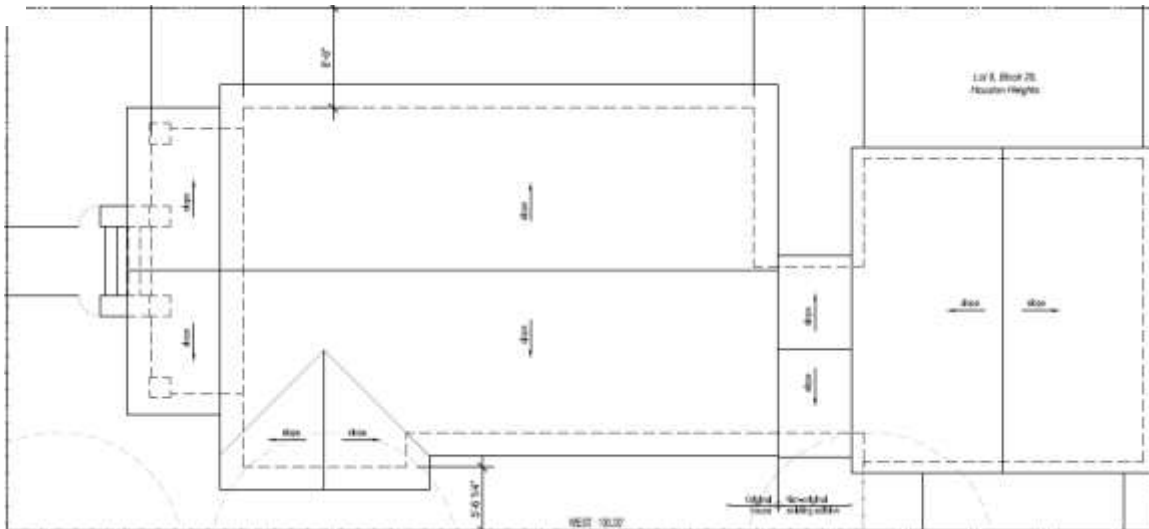
PROPOSED



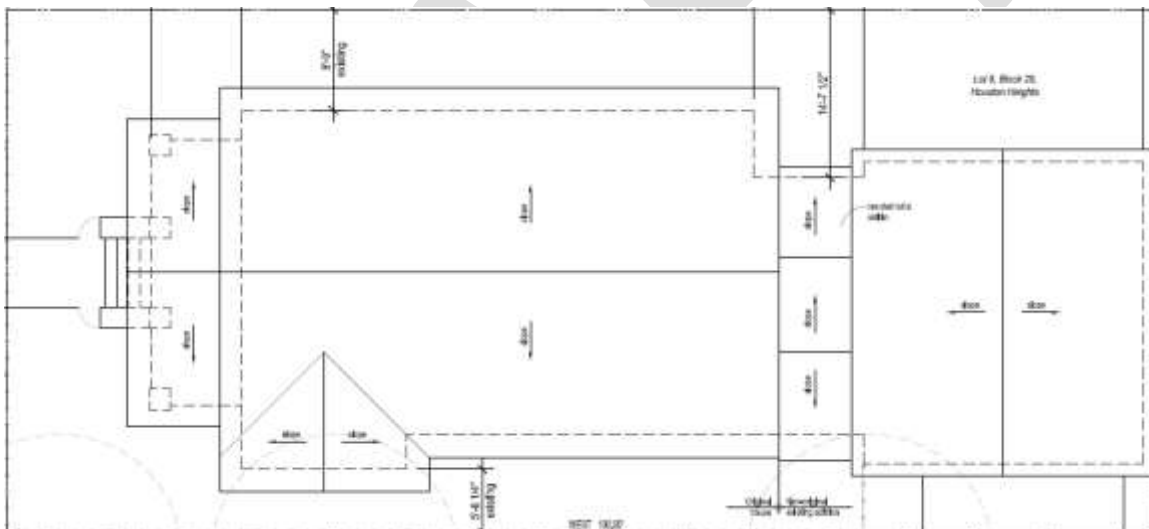


SITE PLAN

EXISTING

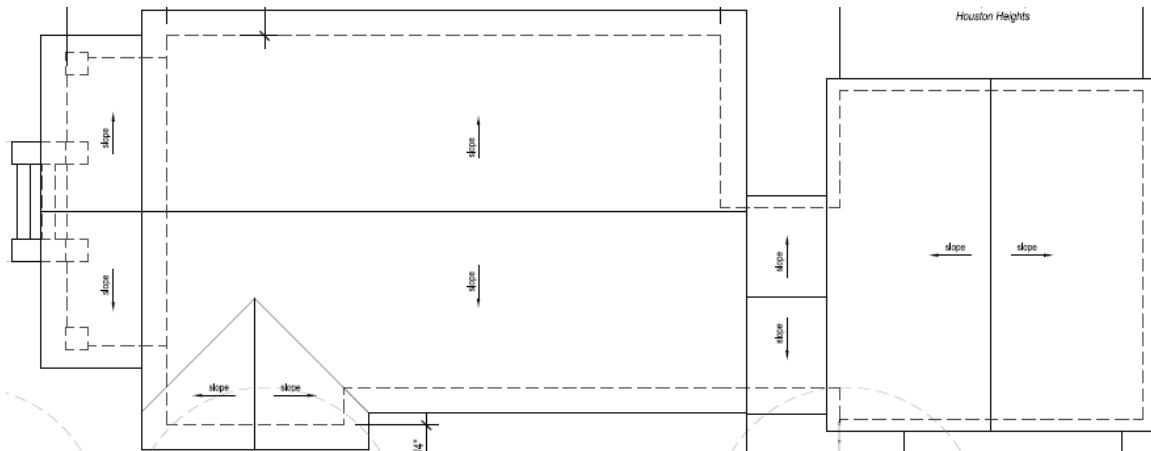


PROPOSED

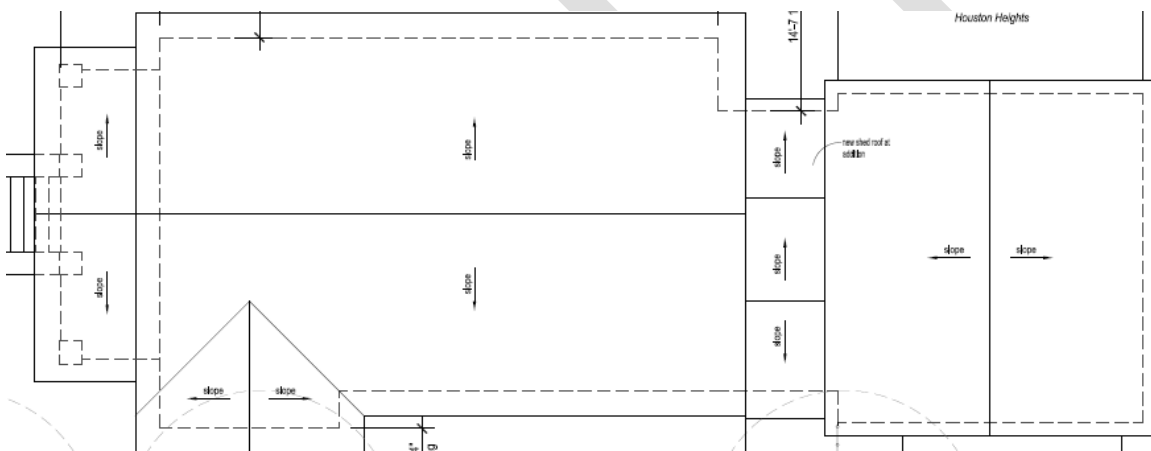


# ROOF PLAN

## EXISTING



## PROPOSED



FIRST FLOOR PLAN

EXISTING

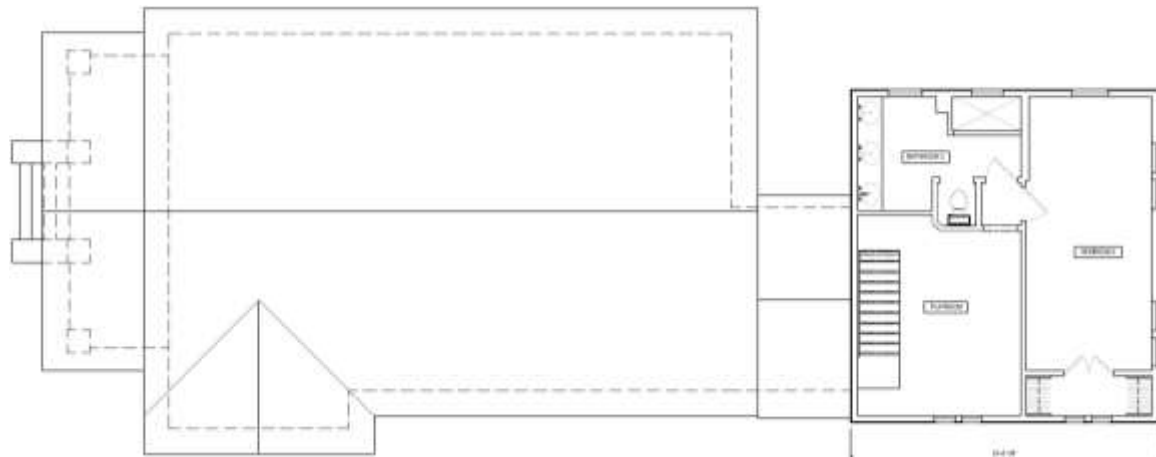


PROPOSED

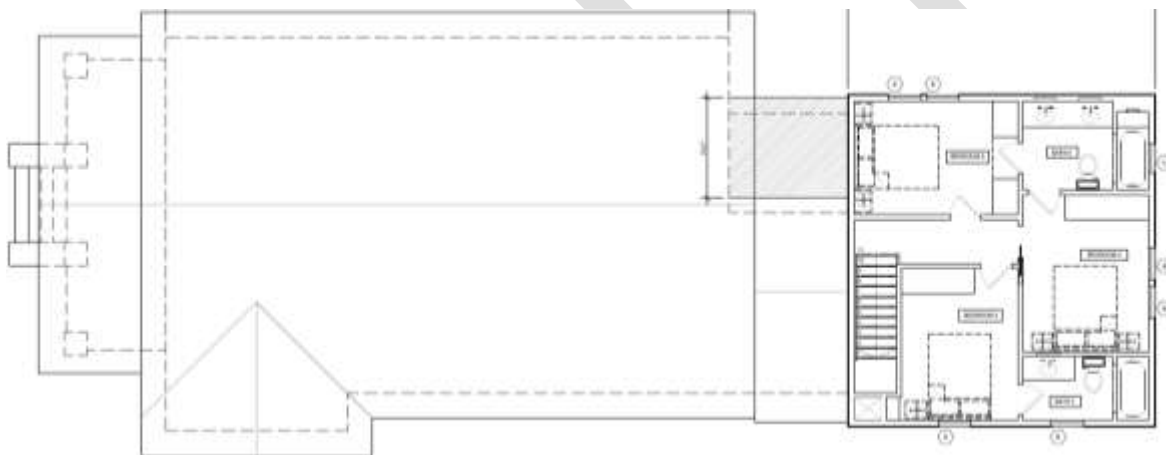


SECOND FLOOR PLAN

EXISTING



PROPOSED



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**PROJECT DETAILS**

**Shape/Mass:** The historic 1,160 square foot (977 sqft living space, 183 sqft covered porch) one-story residence measures 31'-2" wide by 44'-7" deep by 19'-1" tall with a 23'-1" wide by 7'-11" deep porch. The historic residence is connected to a 1,286 square foot two-story garage (24'-4" wide, 24'-5" deep, 23'-11" tall) by a ca. 1993, 126 square foot hyphen (14' wide, 9'-6" deep). Total existing square footage is 2,868 square feet (2,268 sqft living space, 416 sqft garage, 183 sqft covered porch).

The proposed 67 square foot one-story addition will measure 9'-6" deep and is inset 4'-10" from the southeast corner of the existing residence.

Total square footage will increase to 2,983 square feet (2,335 sqft living space, 416 sqft garage, 183 sqft covered porch).

**Setbacks:** The existing residence is setback 12'-7" from the front (north), 8'-9" and 5'-6" from the side (east/west), and 11" from the rear (south) property lines.

The proposed addition does not affect the existing setbacks.

**Foundation:** The existing residence has a pier and beam foundation with a 24" finished floor height. The two-story garage has a slab foundation.

The proposed addition will have a pier and beam foundation with a 24" finished floor height.

**Windows/Doors:** The existing residence has historic, 1/1 wood windows that will be retained. The existing hyphen has one set of multi-lite French doors on the west (side) elevation. The two-story garage has 1/1 wood windows.

The proposed addition will have one 1/1 wood window.

The applicant proposes to alter the fenestration pattern on the second level of the side and rear elevations of the two-story garage. New windows will be 1/1 and fixed wood windows. See drawings on p. 6-8 and window schedule for more detail. The applicant also proposes to remove the set of French doors from the hyphen and install one pedestrian door with sidelites.

All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

**Exterior Materials:** The existing residence has 117 wood siding with a lap siding skirt that will remain.

The proposed addition will be clad in 117 wood siding with a lap siding skirt to match existing.

**Roof:** The existing residence has a gable roof with a 6/12 pitch, 2' eave overhang with exposed rafter tails, and a 10' eave height. The two-story garage has a gable roof with a 6/12 pitch, 1' eave overhang with enclosed soffits, and a 16'-2' eave height. The roofs are covered with composition shingles.

The addition will have a shed roof with a 2/12 pitch and will be covered with composition shingles.